

Our Ref: R00619/OMJ/AE

PP Ref: PP-12321714

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Submitted Electronically via Planning Portal

19th July 2023

Dear Sir / Madam,

45-47 GARMAN ROAD, LONDON N17 0UR
NON-MATERIAL AMENDMENT APPLICATION TO VARY THE PLANS APPROVED UNDER LPA
REF. HGY/2022/2293.

I write on behalf of Shurgard UK Ltd, to submit a non-material amendment (NMA) application seeking to vary the wording of Condition 17 (BREEAM) under LPA ref. HGY/2022/2293.

Planning permission ref. HGY/2022/2293 was granted on 12th April 2023:

“Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.”

The existing wording of the condition is as follows:

“Within six months of work starting on site BREEAM Design Stage certificate and summary score sheet submitted and approved to the Council. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development”.

Proposed Changes

This condition is contingent on the trigger set by the Local Planning Authority stating, *“Within six months of work starting on site”*. This trigger is especially difficult to meet considering (a) the number of credits necessary to collate whilst carrying out the design stages of the development and (b) the timeframe necessary to obtain this level of detail. It is expected that the development will achieve the proforma 71% (Excellent) score within the final quarter of the construction stage.

Notwithstanding, the most critical issue comprises the forecast time taken for BREEAM to issue the necessary certificate. BREEAM are currently citing a minimum 18-week turnaround time to review and issue the completed formula and Design stage certificate. It is therefore impossible to obtain the sufficient documentation prior to the trigger as currently stated in the condition.

The “*within six months of work starting*” condition trigger is considered to be unrealistic given the reported delays in certification issue by BREEAM thus it is necessary to amend the condition trigger by tweaking the approved wording. The proposed change is hereby requested:

“(b) Within six months of occupation, a BREEAM Post-Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an ‘Excellent’ (minimum score 70%) rating has been achieved.”

Acceptability of Amendments

As noted, the amendment is minor and has been proposed as a consequence of the delays we will experience in obtaining the BREEAM certificates. It is notable that there is no statutory definition of non-material, and this will depend on the context of the scheme. The proposed amendment is considered non-material in this instance for the following reasons:

- The amendment solely relates to the trigger of the condition and not its content;
- The amendment is in relation to external BREEAM reporting and not associated with the detailed development; and
- The amendment will not breach any of the conditions attached to the planning permission.

On this basis the proposed amendment is considered non-material and it is respectfully requested that this application be approved.

Scope of Application Submission

The following has also been submitted via planning portal in support of this application:

- This covering letter prepared by ROK Planning;
- The completed application form and relevant LPA application fee;
- Drawing Ref. 22007GA_D_002B – Site Plan, prepared by Threesixty Architecture;
- Drawing Ref. 22007GA_D_001 – Location Plan, prepared by Threesixty Architecture; and
- A copy of the original Decision Notice (LPA ref. HGY/2022/2293).

I trust that you have all the information you require to validate this application. If you have any queries, please do not hesitate to contact either Alun Evans (alun.evans@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Oscar Mansfield Jones

Assistant Planner

ROK Planning

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